

## **ORDINANCE NO. 2007-31**

**AN ORDINANCE**, amending Ordinance No. 2004-24, relating to fees and charges by the Department of Community Development, Department of Public Works, and the Fire Department.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN** as follows:

### **SECTION I**

Ordinance No. 2004-24, Section I, codified at Wenatchee City Code

1.99.010 "Community Development Department Fees" shall be amended to read as follows:

The Department of Community Development shall charge, and there shall be remitted to the Department of Community Development of the City of Wenatchee to help defray the expenses incurred in the processing of applications required by various city ordinances, the fees as set forth below. All application fees shall be submitted as part of the required application materials. Said application shall not be considered as complete and eligible for public hearing until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or applicant prior to the act of providing public notice.

<b>Application</b>		<b>Fee</b>
(1)	Application for a variance from WCC Title 10, Zoning:	\$200.00
(2)	Application for a conditional use permit from WCC Title 10, Zoning:	\$400.00
(3)	Application for a home occupation, instructional child care or movement of structure conditional use permit from WCC Title 10, Zoning:	\$100.00

(4)	Application for a boundary line adjustment pursuant to WCC Title 11, Subdivisions	\$75.00
(5)	Application for a planned development from WCC Title <u>10</u> , Zoning; provided, however, that the planned development application fee is waived in the event that the application is concurrent with a subdivision plan application:	\$1000.00
(6)	Application for an amendment to the official zoning map (rezone) of WCC Title <u>10</u> , Zoning:	\$750.00
(7)	Application for an amendment to the official zoning text of WCC Title <u>10</u> , Zoning:	\$1,000.00
(8)	Application for a short subdivision pursuant to WCC Title <u>11</u> , Subdivisions:	\$400.00
(9)	Application for a subdivision plat pursuant to WCC Title <u>11</u> , Subdivisions:	\$1000.00 plus \$25.00 per lot
(10)	Appeal of administrative decision to the Wenatchee board of adjustment:	\$100.00
(11)	Review of a SEPA environmental checklist required pursuant to Chapter <u>12.04</u> WCC; provided, however, that the SEPA environmental checklist fee is waived in the event that the checklist is concurrent with a zoning or subdivision application of any type:	\$150.00
(12)	Review and preparation of a SEPA mitigated environmental determination or environmental impact statement required pursuant to Chapter <u>12.04</u> WCC:	\$150.00 minimum for three hours' review, plus \$40.00 per hour for each subsequent hour of review. Developer must provide payment based on hourly estimate at time of application; balance due at completion, including any refund, if necessary
(13)	Application for a shoreline substantial development permit and/or shoreline variance required pursuant to the city of Wenatchee shoreline master program:	\$ 400.00
(14)	Application for a binding site plan pursuant to WCC Title <u>11</u> , Subdivisions:	\$400.00 up to 9 lots \$1000 for 10 lots or more
(15)	Application for parking commission action:	\$ 50.00
(16)	Application for a plat alteration pursuant to Title 11, Subdivisions	\$250.00
(17)	Application for a Planned Development Amendment pursuant to Title 10, Zoning	\$250.00

(18)	Review of Final Plat pursuant to Title 11, Subdivisions	\$250.00
(19)	Building Permit -- Review of residential applications	\$25.00
(20)	Building Permit -- Review of commercial or industrial applications	\$75.00
(21)	Annexation -- Petition to annex review	\$250.00
(22)	Landscape Plan Review	\$50.00
(23)	Landscape Inspection	\$50.00

## SECTION II

Ordinance No. 2004-24, Section III, codified at Wenatchee City Code

1.99.020 "Public Works Department Fees" shall be amended to read as follows:

The following fees shall be remitted to the City of Wenatchee to help defray the expenses incurred in the review of applications or inspections required by city ordinance as set forth below. All application or inspection fees shall be submitted as part of the required application materials prior to inspection. Said application or inspection shall not be considered as complete and eligible for public hearing/inspection until said fee has been received. All fees collected are nonrefundable except in instances where an application has been officially withdrawn in writing by the proponent or appellant prior to the act of providing public notice.

Application/Inspection		Fee
(1)	Building permit -- Engineer review of residential applications:	\$40.00
(2)	Building permit -- Engineer review of commercial/industrial applications:	\$ 150.00 Base Fee; plus 30% of Building Permit Plan Check Fee for projects in excess of \$750,000.00 in value
(3)	Subdivision -- Preliminary plat, public works review of application:	\$450.00
(4)	Subdivision -- Final plat, public works review and inspection.	
	(a) Review of final plat:	\$ 100.00
	(b) Utility plan and city inspections:	\$2,000 minimum, plus \$1.00 per foot of centerline construction
	(c) Sewer camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
(5)	Short subdivision plat, binding site plan, public works review and inspection.	

	(a)	Review of short subdivision application:	\$45.00 per lot
	(b)	Utility plan and city inspections:	\$1,600 minimum, plus \$1.00 per foot of centerline construction
	(c)	Sewer camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
	(d)	Final short subdivision review	\$100.00
(6)	Zoning – Conditional use and planned development permit, public works review and inspection; provided, however, that public works fees for home occupation and instructional child care facility is not required and exempt from the provisions of this chapter.		
	(a)	Review of application:	\$200.00
	(b)	Sewer camera inspection:	\$300.00 minimum or \$145.00 per hour for camera truck or jet truck, whichever is greater
(7)	Street vacation, public works review:		\$300.00
(8)	Miscellaneous Fees --		
	(a)	Right-of-Way Permission	i. Base fee -- \$30.00 ii. Traffic control plan -- \$30.00 iii. Sidewalk inspection -- \$50.00
	(b)	Sewer Connection Fee	\$40.00
	(c)	Fire Hydrant Valve Fee	i. Deposit (refundable) -- \$200.00 ii. Installation Fee -- \$20.00 iii. Usage – volume charge per city water rates iv. Rental Fee -- \$4.00 per day
	(d)	Off-site Review – Review of utility extension plans, traffic control plans, traffic control lights, etc.	i. \$50.00 per hour ii. Developer must provide payment based on hourly estimate at time of application; balance due at completion, including any refund, if necessary

### SECTION III

Ordinance No. 2004-24, Section III, codified at WCC 1.99.040 “Building

Permit Fees” shall be amended to read as follows:

#### 1.99.040 Building Department Fees

##### (1) Building Permit Fees:

Building permit fees shall be based on the valuation table in Table 1-A of the 1997 Uniform Building Code supported by 75% of the most current ICC square footage valuation table.

Exceptions:

(a) Non-enclosed U-1 structures and pole buildings use 50% of the most current ICC square footage valuation table; and

(b) Footnotes.

(2) Miscellaneous Fees.

The Department of Community Development shall charge, and there shall be remitted to the Department of Community Development of the City of Wenatchee to help defray the expenses incurred in processing of applications, the fees as set forth below:

(1)	Fence permit	\$ 20.00
(2)	Demolition permit - All	100.00
(3)	Wood stove permit	50.00
(4)	Pool Permit	50.00
(5)	Manufactured housing (single, double and triple wide):	200.00
		Same as
(6)	Modular home	1.99.040/1
(7)	Misc. inspection	50.00
(8)	Plumbing	
	a. Each fixture	7.00/each
	b. Lawn sprinkler backflow	7.00/each
	c. Backflow assembly	7.00/each
	d. Gas pipe up to 5 outlets	5.00
	e. Gas pipe each additional	1.00/each
	f. Medical gas	100.00
	g. New residential construction	100.00 (flat fee)
	Min. fee for any plumbing permit:	\$50.00
(16)	Mechanical	
	a. Residential	
	(i) Air handler/heat pump	50.00
	(ii) Gas appliance (up to 2)	50.00
	(iii) New residential construction	100.00
	b. Commercial	
	(i) Roof top unit (RTU)	50.00
	(ii) Package refer unit	150.00 + 15.00/each additional
	(iii) Hood/fans/vent	50.00

c. Industrial

(i) System

150.00 + .50  
per ton

(3) Exceptions:

(a) Upon application being made by a qualified applicant as defined in Chapter 1.99.040(2) below, the City of Wenatchee will waive all development fees as provided for in Ordinance 99-01 and 98-11 (Wenatchee City Code Section 1.99.010 and Section 1.99.020), all water service fees as provided for in Ordinance No. 2791 Section II, Ordinance No. 2729 Section II, Ordinance No. 2399 Section IV, and Ordinance No. 2227 Section XLIX A. (Wenatchee City Code Section 9.12.500) and all sewer investment fees as provided for in Ordinance No. 97-07, Section III and Ordinance No. 3012, Section V, and Ordinance No. 2003-23, Section II and Section III (Wenatchee City Code Section 4.08.050).

(b) In order for the fees described in Chapter 1.99.040(1) above hereof to be waived, the following conditions must be met:

(i) The Applicant's gross family income shall be no more than 80% of the Chelan County median income based on family size.

(ii) The Applicant must be the current owner/occupant or purchaser/occupant of the property under a valid land sales contract.

(iii) The project must be located within the South Wenatchee Revitalization Area (See Attachment B to Resolution 2003-18).

(iv) The project must be for owner-occupied housing only.

(v) The Applicant must meet one of the following two criteria:

A. The Applicant must be approved for a Housing Rehabilitation Loan pursuant to the City's South Wenatchee Housing Rehabilitation Program, or

B. The Applicant must be a "private or public nonprofit organization" constructing a new owner-occupied housing unit within the area designated above. A private or public nonprofit organization means nonprofit corporations, municipal corporations, and other organizations formally established for the charitable purpose of providing low-income or affordable housing, recognized

under the United States Internal Revenue Code as qualified recipients of tax deductible charitable contributions, including but not limited to organizations having received approval from the Internal Revenue Service of such status upon the filing of all forms as required for recognition as a 501(c)(3) corporation. For an entity to qualify as a private or public nonprofit organization under the provisions of this section, upon making a written request for fee waiver, the entity shall provide sufficient proof of such status, including such documentation as the city council may deem necessary. To qualify for fee waivers, all private or public nonprofit organizations shall assure that the project development includes "sweat equity," defined as labor contributed by the prospective homeowner and/or volunteer labor contributed through community donation. For purposes of this section, municipal public housing authorities established pursuant to Washington law shall be considered public nonprofit organizations.

- (4) The City of Wenatchee shall be exempt from the payment of fees provided for by this section.
- (5) ~~Permit fees may be waived for all distressed persons who require building permits to repair damage to homes or other buildings, or replacement thereof, that was caused by fire, flooding, or other acts of God, as determined by the city council.~~

#### SECTION IV

Ordinance No. 2004-24, Section IV, codified at WCC 1.99.050, shall be amended to read as follows:

Section 1.99.050      Fire Code Fees

1.      Operational Permit Fees. Amend Section 105.8.1, Operational Permit Fees, of the International Fire Code as follows: Fees for the required operational permits for the operations set forth in Section 105.6.1 through 105.6.47 shall be the amounts listed in Table 105.8.1 Operational Permit Fees.

Table 105.8.1  
OPERATIONAL PERMIT FEES

Fire Code Reference	Operation	Original Permit Fee	Renewal Permit Fee
105.6.1	Aerosol Products	\$40.00	\$20.00
105.6.2	Amusement Buildings	\$40.00	\$20.00
105.6.3	Aviation Facilities	\$40.00	\$20.00
105.6.4	Carnivals and Fairs	\$40.00	\$20.00
105.6.5	Battery System	\$40.00	\$20.00
105.6.6	Cellulose Nitrate Film	\$40.00	\$20.00
105.6.7	Combustible Dust-Producing Operations	\$40.00	\$20.00
105.6.8	Combustible Fibers	\$40.00	\$20.00
105.6.9	Compressed Gases	\$40.00	\$20.00
105.6.10	Covered Mall Buildings	\$40.00	\$20.00
105.6.11	Cryogenic Fluids	\$40.00	\$20.00
105.6.12	Cutting and Welding	\$40.00	\$20.00
105.6.13	Dry Cleaning Plants	\$40.00	\$20.00
105.6.14	Exhibits and Trade Shows	\$40.00	\$20.00
105.6.15	Explosives	\$40.00	\$20.00
105.6.17	Flammable and Combustible Liquids	\$40.00	\$20.00
105.6.18	Floor Finishing	\$40.00	\$20.00
105.6.19	Fruit and Crop Ripening	\$40.00	\$20.00
105.6.20	Fumigation and Thermal Insecticidal Fogging	\$40.00	\$20.00
105.6.21	Hazardous Materials	\$40.00	\$20.00
105.6.22	HMP Facilities	\$40.00	\$20.00
105.6.23	High-Piled Storage	\$40.00	\$20.00
105.6.24	Hot Work Operations	\$40.00	\$20.00
105.6.25	Industrial Ovens	\$40.00	\$20.00
105.6.26	Lumber Yards and Woodworking Plants	\$40.00	\$20.00
105.6.27	Liquid-or-Gas Fueled Vehicles or Equipment in Assembly Bldgs.	\$40.00	\$20.00
105.6.28	LP Gas	\$40.00	\$20.00



105.6.29	Magnesium	\$40.00	\$20.00
105.6.30	Miscellaneous Combustible Storage	\$40.00	\$20.00
105.6.31	Open Burning	\$40.00	\$20.00
105.6.32	Open Flames and Torches	\$40.00	\$20.00
105.6.33	Open Flames and Candles	\$40.00	\$20.00
105.6.34	Organic Coatings	\$40.00	\$20.00
105.6.35	Places of Assembly	\$40.00	\$20.00
105.6.36	Private Fire Hydrants	\$40.00	\$20.00
105.6.37	Pyrotechnic Special Effects Material	\$40.00	\$20.00
105.6.38	Pyroxylin Plastics	\$40.00	\$20.00
105.6.39	Refrigeration Equipment	\$40.00	\$20.00
105.6.40	Repair Garages and Motor Fuel-Dispensing Facilities	\$40.00	\$20.00
105.6.41	Rooftop Heliports	\$40.00	\$20.00
105.6.42	Spraying or Dipping	\$40.00	\$20.00
105.6.43	Storage of Scrap Tires and Tire Byproducts	\$40.00	\$20.00
105.6.44	Temporary Membrane Structures, Tents, and Canopies	\$40.00	\$20.00
105.6.45	Tire-rebuilding Plants	\$40.00	\$20.00
105.6.46	Waste Handling	\$40.00	\$20.00
105.6.47	Wood Products	\$40.00	\$20.00

2. Construction Permit Fees. Amend Section 105.8.2, Construction Permit Fees, of the International Fire Code as follows: Fees for the required construction permits as set forth in sections 105.7.1 through 105.7.13 shall be as follows:

Table 105.8.2  
CONSTRUCTION PERMIT FEES

Fire Code Reference	Construction Work	Permit Fee
105.7.1	Automatic Fire-Extinguisher Systems (NFPA13) (Plan review/inspections/testing)	\$150.00 + \$1 per sprinkler head.
105.7.1.1	Automatic Fire Extinguisher Systems (NFPA13D or 13R) (Plan review/inspections/testing)	\$100.00 + \$1 per sprinkler head
105.7.1.2	Automatic Fire Extinguisher Systems Underground (plan review/inspections/testing)	\$150.00
105.7.2	Battery systems (Flammable/combustible liquids)	\$50.00
105.7.3	Compressed Gases	\$50.00
105.7.4	Fire Alarm and Detection System Related Equipment	\$100.00 +\$1 per component

105.7.5	Fire Pumps and Related Equipment	\$120.00
105.7.6	Flammable and Combustible Liquids	\$120.00 + \$65.00 for additional tanks
105.7.6.1	Flammable and Combustible Liquids (installation)	\$200.00 + \$65 each additional tank
105.7.6.2	Flammable and Combustible Liquids (removal)	\$100.00 + \$50.00 for additional tanks
105.7.7	Hazardous Materials	\$120.00
105.7.8	Industrial Ovens	\$120.00
105.7.9	LP Gas	\$120.00
105.7.10	Private Fire Hydrants	\$50.00
105.7.11	Spraying or Dipping	\$50.00
105.7.12	Standpipe Systems	\$50.00
105.7.13	Temporary Membrane Structure, Tents, and Canopies	\$50.00
105.7.14	Additional / Misc. Inspections	\$50.00 per hr.

## SECTION V

Except as expressly modified herein, Ordinance No. 2004-24 shall remain


in full force and effect.

## SECTION VI

This Ordinance shall take effect thirty (30) days from and after its passage and publication as provided by law.

**PASSED BY THE CITY COUNCIL OF THE CITY OF**  
**WENATCHEE**, at a regular meeting thereof, this 12 day of Oct., 2007.

CITY OF WENATCHEE, a Municipal  
Corporation

By:   
DENNIS JOHNSON, Mayor

ATTEST:

By:   
VICKI REISTER, City Clerk

APPROVED:

By: \_\_\_\_\_  
STEVE D. SMITH, City Attorney